087.0	0002	0007.C	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,295,300 / 1,295,300
					USE VALUE:	1,295,300 / 1,295,300
					ASSESSED:	1,295,300 / 1,295,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		LILLIAN LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VALLARELLI MELISSA
Owner 2:	
Owner 3:	
Street 1:	4 LILLIAN LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	EDGEHILL REALTY LLC -
Owner 2:	-
Street 1:	792 MASS AVE #2
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,549 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2009, having primarily Clapboard Exterior and 4492 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7549.000	842,800		452,500	1,295,300
Total Card	0.173	842,800		452,500	1,295,300
Total Parcel	0.173	842,800		452,500	1,295,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 288.36 | /Parcel: 288.3

Legal Description

User Acct

198154

GIS Ref

GIS Ref

Insp Date

10/11/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 087.0-0002-0007.C

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	842,800	0	7,549.	452,500	1,295,300	1,295,300	Year End Roll	12/18/2019
2019	101	FV	653,500	0	7,549.	420,200	1,073,700	1,073,700	Year End Roll	1/3/2019
2018	101	FV	648,900	0	7,549.	420,200	1,069,100	1,069,100	Year End Roll	12/20/2017
2017	101	FV	648,900	0	7,549.	368,500	1,017,400	1,017,400	Year End Roll	1/3/2017
2016	101	FV	648,900	0	7,549.	336,200	985,100	985,100	Year End	1/4/2016
2015	101	FV	635,300	0	7,549.	297,400	932,700	932,700	Year End Roll	12/11/2014
2014	101	FV	635,300	0	7,549.	281,200	916,500	916,500	Year End Roll	12/16/2013
2013	101	FV	635,300	0	7,549.	267,600	902,900	902,900		12/13/2012

!7082!

PRINT

Date	Time
12/10/20	21:45:38

LAST REV

Date	Time
10/16/18	09:46:53
apro	
7082	

USER DEFINED

Prior Id # 1:	198154
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
EDGEHILL REALTY	53162-182		7/8/2009	Family	99	No	No		
DAVIDSON MARY A	51939-45		12/1/2008	Family	99	No	No		
DAVIDSON JR HEN	25992-107		1/24/1996	Forclosure	100	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/1/2009	187	Manual	5,000	C	5/20/2009	G10	GR FY10	CONSTRUCT RETAININ
2/17/2009	102	New Buil	232,000	O	5/20/2009	G10	GR FY10	NEW 2T SF COLONIAL

ACTIVITY INFORMATION

Date	Result	By	Name
10/11/2018	MEAS&NOTICE	CC	Chris C
3/10/2010	Permit Visit	BR	B Rossignol
5/20/2009	Measured	BR	B Rossignol
4/4/2000	Vacant Lot	263	PATRIOT
5/21/1997		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7549		Sq. Ft.	Site		0	70.	0.86	12									452,532				G10		452,500	

Total AC/HA: 0.17330 | Total SF/SM: 7549 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 452,532 | Spl Credit | Total: 452,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2009	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.9	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.9	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.88374889
Const Adj.:	0.99989998
Adj $ / SQ:	110.458
Other Features:	145000
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	850500
Depreciation:	7655
Depreciated Total:	842846

COMMENTS

SUB DIVISION PLAN #60 OF 2009.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8			BRs: 3				Baths: 3			HB 1	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

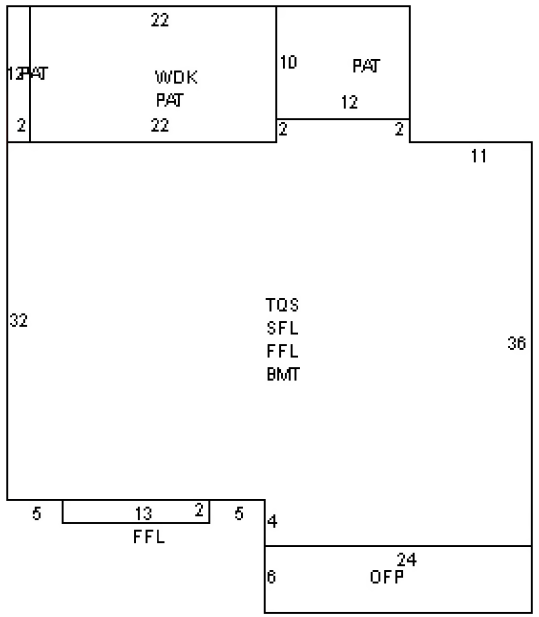
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	133.65
Special Features:	0	Val/Su Net:	121.58
Final Total:	842800	Val/Su SzAd	187.62

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,650	110.460	182,255
BMT	Basement	1,624	33.140	53,815
SFL	Second Floor	1,624	110.460	179,383
TQS	3/4 Story	1,218	110.460	134,537
PAT	Patio	408	3.170	1,293
WDK	Deck	264	9.790	2,584
OFP	Open Porch	144	27.960	4,026
	Net Sketched Area:	6,932	Total:	557,893
Size Ad	4492	Gross Are	7338	FinArea 4492

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

087.0-0002-0007.C

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: